

too close to the property line. The property is located at 8 Dug Hill Section 7.02.100 of the zoning regulations for the erection of a garage hearing, the application of William and Diane Day for a variance of Mr. Annett then asked the secretary to read the notice for the next

Janis Nezvesky-Schertzer... "Yes"  
Barbara O'Connor..... "Yes"  
Ross Carly..... "Yes"  
Alan Clavette..... "Yes"  
Charles E. Annett..... "Yes"

After further discussion, Mr. Carly made a motion to approve the variance as requested as hardship had been demonstrated due to the location of the septic system, the propane tanks, and the topography of the property. Barbara O'Connor seconded the motion. The Board voted as follows:

Mr. Annett said that if the garage was granted, there should be no outside storage of auto parts, tires, etc.

Mr. Carly asked Mr. Krish is the items shown in his pictures under a tarp would be put into the garage and Mr. Krish said yes they would.

Mr. Annett said that propane tanks are key points.

Mr. Carly said that topography, and the location of the septic tank and propane tanks are key points.  
and propane tanks confounding this. He also said that the location of his board pictures confirming this. He then showed the fact that he has water on either side of his house. He had no other place to put the garage due to the topography and the would be to attach it to his house. He said that his hardship is to the Board that he needed a garage and the only location on his property to Thomas Krish said he would present his application. He explained

Mr. Annett then asked the applicant to come forward and state his name and address for the record.

Mr. Annett asked the secretary to read the legal notice for the first hearing, the application of Thomas J. Krish for a variance of Section 7.02.100 of the zoning regulations to allow the erection of a garage in a R-1 zone. The property is located at 51 Sugar Street in the town of Newton in a R-1 zone.

The meeting of the Zoning Board of Appeals was called to order by Chairman Charles Annett. Other members present were: Alan Clavette, Vice Chairman, Barbara O'Connor, Secretary, Ross Carly, and alternates, Janis Nezvesky-Schertzer. Absent members were Timothy Cronin and Roy Meadow, alternate.

November 4, 2009

31 Peccks Lane

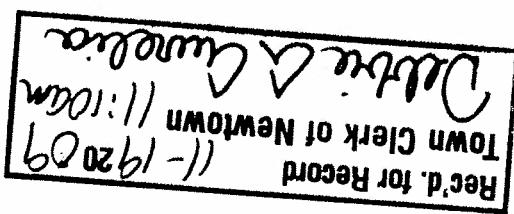
## MINUTES

### Zoning Board of Appeals

### TOWN OF NEWTON



3 Primrose Street  
Newton, CT 06470  
203-270-4276 Fax  
203-270-4276



Mr. Annette then asked the applicant to come forward and give his name and address for the record.

Mr. Day said that he would present his application. Mr. Day said that his garage is being proposed at the end of his driveway. He said that it move it any further back due to the location of ledge. He continued and said on the other side of his property, there are ledges and utility easements.

Ms. Connor asked is the garage going to be two stories? Mr. Day said yes but he only wanted a personal office upstairs with no bathroom. Mr. Day said that his neighbors had no problem with it.

Mr. Clavette said this was a difficult property. Mr. Clavette then made a motion to approve the variance as presented as hardship had been demonstrated due to the topography, the narrowness of the useable area, and the location of the septic and utility lines. Mr. Carley seconded the motion: The Board voted as follows:

Charles E. Annette .....	"Yes"
Alan Clavette .....	"Yes"
Ross Carley .....	"Yes"
Barrbara O'Connor .....	"Yes"
Jani's Nezvasky-Schertzer .....	"Yes"
the agenda which is the application of Matthew H. Capozziello for a variance of Section 7.02.100 of the Zoning Regulations for the rezoning	
Mr. Annette then asked the applicant to come forward to present the application. Attorney Stephen Saverese said he was representing the applicant. He explained that this was a non-conforming site -	
and there was no other location that would make it conforming. He said that the applicant would place it farther from the property line, but would still require a variance. Mr. Saverese said that they had tried to buy some land from the D'Addario Corp. to the Board for the first time.	
He then gave a copy from the D'Addario Corporation but could not at this time.	
Mr. Saverese said that they had tried to buy some land to the east of the property line, but could not at this time.	
He then said that the location of the pond and brook created another hardship.	
Mr. Annette then asked to come forward and give his name and address for the record.	

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Minutes    After further discussion where the Board discussed that items that were stored outside should be put into the garage if it was approved and Mr. Annett said that if it was approved, he would also go out when the C of O was issued to make sure that there were no zoning violations.

Mr. Clavette then made a motion to approve the application as presented as the new location would be less non-conforming and that there was no other location due to the wetlands, existing pond and brook. Barbara Connor seconded the motion. The Board voted as follows:

Charles E. Annett .....	"Yes"
Alan Clavette .....	"Yes"
Barbara Connor .....	"Yes"
Ross Carly .....	"Yes"
Jani's Nevezsky-Schertzer .....	"Yes"

A motion was made to adjourn at 10:05. All voted in favor.